

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00140 TURNER**

Approved Development

1. This Minor Use Permit authorizes grading on slopes over 20% for a 2,498 square-foot single-family residence with a 675 square-foot attached garage, and 563 square-feet of deck area.
2. Maximum allowable height is 28 feet above average natural grade.

Conditions required to be completed at the time of application for construction permits

3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
4. **At the time of application for construction permits**, all plans and engineering drawings shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.

Site Development

5. **At the time of application for construction permits**, submitted plans shall conform to the approved site plan, architectural floor plans, and elevations. The plans shall comply with all applicable building codes.
6. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
7. **At the time of application for construction permits**, a landscaping plan shall be submitted, and shall consist of native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat.

Fire Safety

8. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited, to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Services

9. **At the time of application for construction permits**, the applicant shall provide confirmation of water availability letter from County Service Area 10 (Cayucos Water) to service the new residence.

10. **At the time of application for construction permits**, the applicant shall provide confirmation of sewer availability letter from Cayucos Sanitary District to service the new residence.

Grading, Drainage, Sedimentation and Erosion Control

11. **At the time of application for construction permits**, the applicant shall submit a complete drainage plans and report prepared by a licensed civil engineer for review and approval, by the Public Works Department, in accordance with Section 23.05.040 of the Coastal Zone Land Use Ordinance. The drainage plan shall also address maintenance of historic drainage flows through the lot.
12. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036.
13. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
14. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.

Storm Water Control Plan

15. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
16. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

Conditions to be completed prior to issuance of a construction permit

Fees

17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Access

18. **Prior to issuance of a construction permit**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Geology and Soils

19. **Prior to issuance of a construction permit**, the applicant shall include recommendations outlined in the Engineering Geologic Investigation report (GeoSolutions, August 18, 2016) on all construction and grading plans.

Storm Water Control Plan

20. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Conditions to be completed during project construction

Grading, Drainage, Sedimentation and Erosion Control

21. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
22. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
23. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
24. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
25. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
26. Appropriate sedimentation measures to be implemented at the end of each day's work.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

27. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
28. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Sanitary District
29. **Prior to occupancy or final inspection**, landscaping shall be installed in accordance with the approved landscaping plan.
30. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

31. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, and fences without a valid Encroachment Permit issued by the Department of Public Works.

ATTACHMENT 02

32. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
33. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
34. The project shall comply with the requirements of the "National Pollutant Discharge Elimination System" Phase 1 and/or Phase 2 storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.